

October 2014

...giving you the market advantage

Real Estate Tracker



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Home sales activity picks up the pace in September

Home buyers were active in Metro Vancouver last month, with home sales well exceeding the 10-year average for September.

The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Greater Vancouver reached 2,922 on the Multiple Listing Service® (MLS®) in September 2014. This represents a 17.7 percent increase compared to the 2,483 sales in September 2013, and a 5.4 percent increase over the 2,771 sales in August 2014.

Last month's sales were 16.1 percent above the 10-year sales average for the month and rank as the third highest selling September over that period.

"September was an active period for our housing market when we compare it against typical activity for the month," Ray Harris, REBGV president said.

New listings for detached, attached and apartment properties in Metro Vancouver* totalled 5,259 in September. This represents a 4.6 percent increase compared to the 5,030 new listings in September 2013 and a 33.5 percent increase from the 3,940 new listings in August. Last month's new listing total was 0.4 percent above the region's 10-year new listing average for the month.

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,832, an 8 percent decline compared to September 2013 and a 0.4 percent increase compared to August 2014.

The MLS® Home Price Index composite

benchmark price for all residential properties in Metro Vancouver is currently \$633,500. This represents a 5.3 percent increase compared to September 2013.

"Gains in home values are being led by the detached home market. Condominium and townhome properties are not experiencing the same pressure on prices at the moment," Harris said. "Individual trends can vary depending on different factors in different areas, so it's important to do your homework and work with your REALTOR® when you're looking to determine the market value of a home."

Sales of detached properties in September 2014 reached 1,270, an increase of 24.1 percent from the 1,023 detached sales recorded in September 2013, and a 113.8 percent increase from the 594 units sold in September 2012. The benchmark price for detached properties increased 7.3 percent from September 2013 to \$990,300.

Sales of apartment properties reached 1,188 in September 2014, an increase of 16.7 percent compared to the 1,018 sales in September 2013, and a 75.7 percent increase compared to the 676 sales in September 2012. The benchmark price of an apartment property increased 3.3 percent from September 2013 to \$378,700.

Attached property sales in September 2014 totalled 464, a 5 percent increase compared to the 442 sales in September 2013, and an 88.6 percent increase over the 246 attached properties sold in September 2012. The benchmark price of an attached unit increased 4.2 percent between September 2013 and 2014 to \$477,700.

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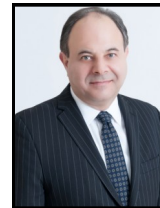
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\$1,089,000.00
8122 112th St, North Delta

New, custom built, luxurious home with no expenses spared, extensive detail in fine workmanship, custom built-in cabinetry thru-out. This fine 3 level exceptional quality home features almost 4300 sq.ft. of open living space with 4 bdrms up (2 master ensuites), den/bdrm on main flr. Huge theatre room down, 1 bdrm + bath, plus self-contained, legal 2 bdrm suite with own laundry. Huge gourmet kitchen with fine detail cabinets & mouldings, Quartz counters & island. Spice kitchen includes high quality gas stove. Too many features & extras to list. Must see to appreciate. Close to Sands Sec. School, Gray Elementary, Sun God Rec. Centre, Burns Bog, Transit, and shopping. Easy access to Alex Fraser Bridge & Richmond.



\$999,998.00
4228 Bedwell Bay Rd, Belcarra

PRICED BELOW ASSESSED VALUE! SPECTACULAR Custom built 1-owner home on private 1 acre w/ Ocean & Mtn. views. Featuring bright floor to ceiling windows. Gourmet kitchen offers oak cabs, W/I pantry, island & superb eating area, Family room adjoining kitchen w/pass through window & bkfst bar. Free standing w/s gives off an abundance of heat. Enjoy the views from the front deck. Large formal dining rm. HUGE games/studio area above the 3 car garage. Deluxe Mstr Bdrm, 2 W/I closets, gas f/p in the sitting area. LUXURIOUS spa like Mstr ensuite plus a Romeo & Juliet balcony for your morning coffee & 2 large bdrms & laundry up. Oversize suite in the bsmt w/sep. laundry, full bath & gas f/p. Ideal mortgage helper. Don't miss this unique home!!

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To order your **FREE** copy of this report, call my toll free number anytime, 24 hours a day, 7 days a week.

1-866-801-SOLD (7653)



\$559,800.00
642 Girard, Coquitlam

Spacious, Bright, 3 Bdrm + 3 Bath 1/2 Duplex in excellent condition, recently renovated, also new paint and Appliances. Features are Wet Bar, Gas f/p, full Ensuite in Master Bedroom and walk down crawl space for extra storage. Professionally landscaped fully fenced back yard with Hot Tub, Fish Pond and Gazebo, in a private setting. Located in West Coquitlam on a quiet cul-de-sac close to Lougheed Mall, Skytrain and Simon Fraser University.



New Listing

\$324,900.00
#110 15357 17A Avenue, Surrey

Immaculate ground level corner end unit at the Attractive Madison. This unit boasts OPEN CONCEPT with new light grey high end laminate floors with radiant heat throughout. New cream granite countertops pair nicely with dark wooden kitchen cabinets and island space overlooking the dining and living space. Spacious master bedroom with 'must have' walk-in closet. 9' ceilings, crown moldings and walls painted with designer colors. Loads of natural light. 2 large walk-in patios with key locks on both sliding doors makes for excellent convenience. Walking distance to shopping, restaurants, parks and recreation. Well kept clean complex with gym and clubhouse lounge. This is a must see!



Sold
over list price!

#901 1235 Quayside Dr, New Westminster

Brand new renovations in Popular "Riviera" Building. Great view of Fraser River from covered deck in this South/East facing luxurious condo with bright, spacious floor plan and lots of windows. Features 2 bdrms and 2 full baths, including ensuite, gas F/P and mantle. All new appliances in brand new kitchen. Amazing facilities include pool, exercise room, games room, guest suite, workshop and more. Enjoy peaceful walks on the boardwalk along the Fraser River to nearby theatres and shopping at the Quay. Well managed building. Rentals allowed.

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